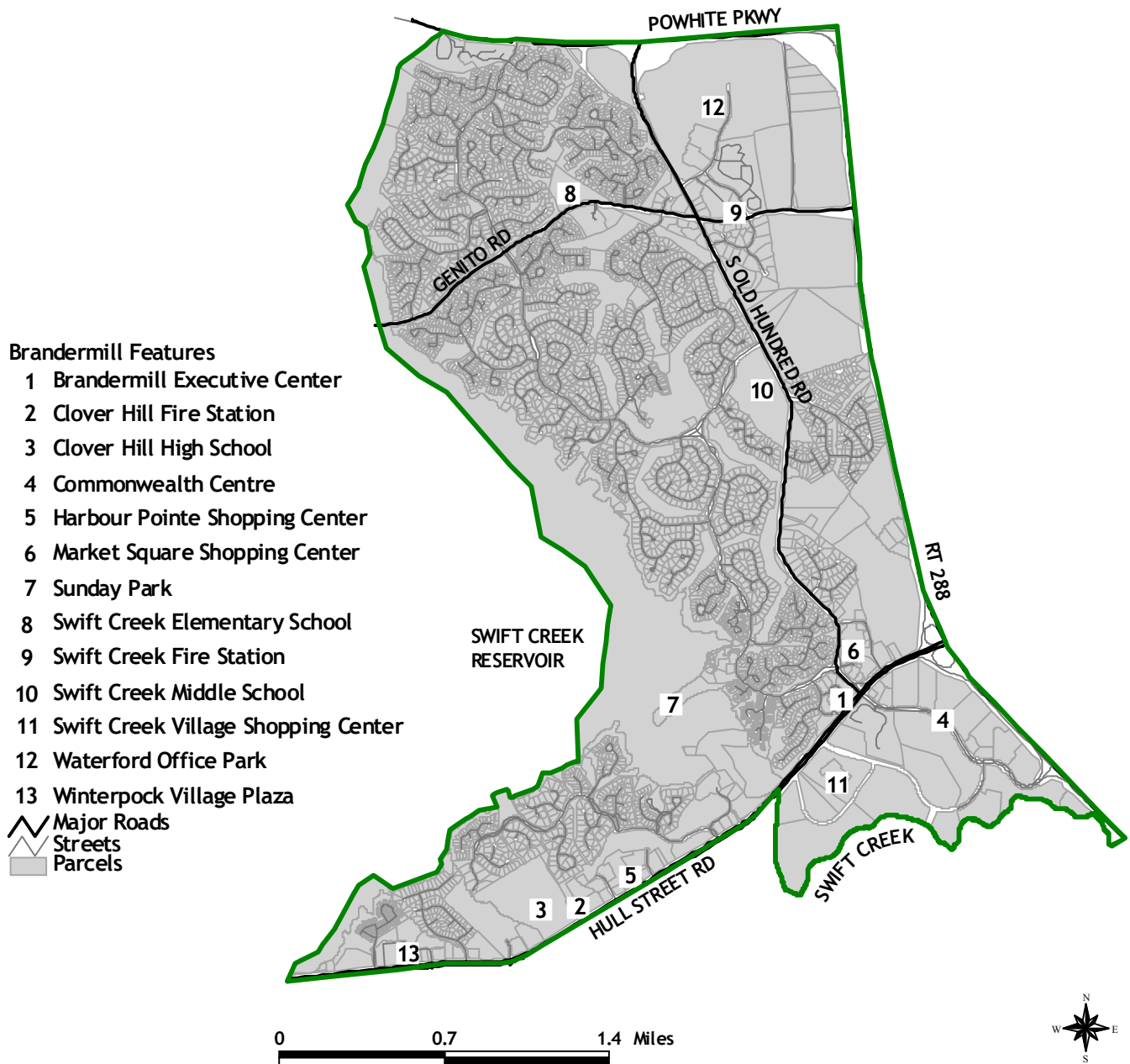


Brandermill



Brandermill Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Persons on probation per capita
- Residential code enforcement complaints per capita

Challenges

- Assessment trends from 1997 to 2002
- Housing turnover

Community Characteristics

- Many business licenses issued per capita
- Many home-based businesses per capita
- Larger single-family houses
- High percentage of multifamily housing
- Low rate of population growth from 1990 to 2002
- Low percentage of population enrolled in Chesterfield County Public Schools
- High residential density



Brandermill Entrance Sign

Brandermill Community Summary

POPULATION	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Population	2003	Persons	12,100	278,000
Average Annual Growth	1990-2003	% Increase	.7%	2.2%
Projected Annual Growth	2003-2010	% Increase	1.0%	2.0%

HOUSING	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Housing Density	2002	Units/Acre	1.12	.38
Owner Occupied Houses	2002	% of All Units	91%	91%
Renter Occupied Houses	2002	% of All Units	9%	9%
Median Age of Houses	2002	Years	20	19
Median House Size	2002	Square Feet	2,048	1,796
Single-Family Housing Turnover	2002	% of All Units	9%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$173	\$230
Residential Code Complaints	2002	Per Capita	.006	.012
Single-Family Housing Growth	2002	% Increase	2%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	2%	3%
Housing Development Potential	2002	New Units	243	36,824
Approved Tentative Subdivisions	2002	Lots	0	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$160,750	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$202,700	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$146,500	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	138%	146%
Annual Assessment Trends	1997-2002	% Increase	3.7%	5.2%
Assessment Trend	2001-2002	% Increase	9.3%	11.9%

HOUSING MIX	BRANDERMILL	BRANDERMILL	COUNTYWIDE
Total Housing Units	4,896	n/a	n/a
Single-Family Units	3,680	75%	82%
Mobile Homes	0	0%	2%
Multifamily Housing Units*	1,216	25%	16%
<i>Apartment Units</i>	824	17%	12%
<i>Condominiums</i>	122	2%	1%
<i>Townhouses</i>	248	5%	2%
<i>Duplexes</i>	22	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Brandermill Community Summary

PUBLIC SAFETY	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.434	.483
Group A Crime Incidents	2002	Per Capita	.048	.059
Violent Crime Incidents	2002	Per Capita	.008	.012
Property Crime Incidents	2002	Per Capita	.023	.028
Quality of Life Crime Incidents	2002	Per Capita	.014	.016
Persons on Probation	2002	Per Capita	.005	.006
EMS Calls For Service	2002	Per Capita	.057	.064
Fire Calls For Service	2002	Per Capita	.026	.027

PUBLIC SCHOOLS	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Public School Enrollment	2002	% of Population	17%	19%

BUSINESSES	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.060	.051
Home-Based Businesses	2002	Per Capita	.038	.033

COMMUNITY LIFE	YEARS	MEASURE	BRANDERMILL	COUNTYWIDE
Organizations	2002	Per Capita	.0017	.0017



House in Walnut Creek Subdivision